



# Caer Faban

Ffordd Trwyn Swch | Llanrwst | Wales | LL26 0DZ

FINE & COUNTRY

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Originally dating back to the 1850s this three-bedroom stone farmhouse is sat in approximately 3 acres of land with a delightful array of outbuildings, which in themselves are suitable for a multitude of purposes.

It's very possible to see this property has an equestrian home as the attached fields certainly lend themselves to this purpose.

The Caer Faban name derives from its historic site which is believed to date back to 950AD when the sons of Prince H invaded Llanrwst and an innocent women and children found refuge there.

The cottage itself is a traditional design with three bedrooms and a bathroom to the first floor with the ground floor boasting a cosy lounge with log burning stove, a formal dining room, a pleasant farmhouse kitchen and one further reception room which can also be used as a study. This in turn leads to the conservatory which has some of the most stunning views across the Conwy Valley and on into the Snowdonia Mountain range.

The property is accessed from the main road via a 350-yard private lane which leads you directly into a concrete farmyard. This is surrounded by the various stone buildings. There is a double carport. The current owners have had a new build workshop with electric power and lighting and two solid work benches built. There are two other substantial barn / stable buildings as well as a further building that has the potential to be converted into a small cottage.

The grounds consist of as mentioned two separate paddocks which are kept with mowed parameters and wilding centres. To the top of the land there is a small quarry.





Within the bounds can be found a small pond, many fruit trees including apple, pear, plum, cherry, damson, as well as many native trees and bushes. An open stream with a small waterfall sits to one side of the cottage. The top field within the bounds has 1000 daffodils rotating with celandine then bluebells.

The current owners have created a vegetable garden to the rear of the property which also features a lean-to greenhouse.

On offer here is a delightful cottage set in its own private grounds with plenty of scope from the array of buildings, all couple with some of the most stunning views.

























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